

**SCHEDULE OF DRAFT PLAN CONDITIONS CDM24.002****April 16, 2025****6286-6292 Main Street  
Town of Whitchurch-Stouffville**

<b>1.0</b>	<b>General</b>
1.1	A Draft Plan of Condominium shall be provided for final approval and registration and must be in general conformity with the Site Plan, Drawing "SP01", dated July 11, 2024, revised July 26, 2024, and Existing Floor Plans, Drawing "A100", dated and revised July 26, 2024, prepared by blueprint2build and reviewed by the Town.
1.2	This Draft Approval shall lapse on April 16, 2027, for each or any phase that is not registered by this date unless extended by the Town upon application by the Owner in accordance with the Planning Act.
1.3	The Owner agrees and covenants that the Conditions of Draft Approval may require revisions, to the satisfaction of the Town, to implement or integrate any recommendations resulting from any submissions required as a Condition of Draft Approval.
1.4	The Town's Commissioner of Development Services is authorized to approve any red-lining and/or minor revisions to the Draft Plan of Condominium or Draft Plan Conditions, as a result of errors, omissions, or any other revisions as required through the reviews and approvals of subsequent drawings (i.e. Building Permit).
1.5	The Owner shall pay any and all outstanding application fees to the Town in accordance with the in-effect Fees & Charges By-law as amended from time-to-time.
1.6	The Owner agrees and covenants not to commence construction of any underground services and any other works in the absence of an Agreement or other agreement that is satisfactory to the Town.
1.7	The Owner agrees that a Building Permit be obtained for alteration work to the building.
1.8	Prior to registration, the Owner shall provide the Town with a complete copy of the final version of the Condominium Declaration and Description to be registered, including all applicable Schedules thereto.
<b>2.0</b>	<b>Planning &amp; Site Design</b>
2.1	The Owner agrees to install eight (8) bicycle parking spaces on site, and provide a Site Plan and/or Floor Plan(s) indicating the location of the bicycle parking facilities.
<b>3.0</b>	<b>York Region</b>
To include in any subsequent Purchase Agreement(s), Condominium Agreement(s) and Declaration of Condominium Agreement(s):	
3.1	THE LESSEE/OWNER AGREES THAT NO BULK FUEL (≥ 2500 L) OR BULK CHEMICALS (≥ 500 L) WILL BE STORED ON THE PREMISES

	WITHOUT THE CONSENT OF THE REGION'S WATER RESOURCES GROUP. TO OBTAIN SUCH CONSENT THE LESSEE/OWNER WILL BE REQUIRED TO SUBMIT A CONTAMINANT MANAGEMENT PLAN THAT IS TO THE REGION'S SATISFACTION.
3.2	For questions relating to the requirements for a contaminant management Plan, the Owner is advised to contact the York Region Source Water Protection group at 1-877-464-9675 ext. 75139 or <a href="mailto:sourcewaterprotection@york.ca">sourcewaterprotection@york.ca</a> . CMP documentation requirements can be found at <a href="http://www.york.ca/protectingwater">www.york.ca/protectingwater</a> .
To include all Lease Agreements, Agreements of Purchase and Sale, and/or Condominium Agreements:	
3.3	"That upon any change in Ownership and/or Tenancy of any unit the Condominium/Owner shall inform the Region's Water Resources Group thereof in writing."
<b>4.0</b>	<b>Heritage Planning</b>
4.1	The Owner agrees to use the Sanders Block Heritage Plaque Sign design (created with standardized specifications ready for the manufacturer) that Heritage Planning Staff provided. The Owner is required to prepare and install the sign at their own cost. The location for the plaque to be installed is indicated on the ground wall façade facing Main Street, as shown on the Elevation Drawing No. "A300", dated December 11, 2024, prepared by blueprint2build.
<b>5.0</b>	<b>Metrolinx</b>
5.1	<p><i>"The Proponent shall provide confirmation to Metrolinx, that the following warning clause will be inserted into all Development Agreements, Offers to Purchase, and Agreements of Purchase and Sale or Lease of each unit within 300 metres of the Railway Corridor:</i></p> <p><i>Warning: "Metrolinx and its assigns and successors in interest operate commuter transit service within 300 metres from the subject land. In addition to the current use of these lands, there may be alterations to or expansions of the rail and other facilities on such lands in the future including the possibility that Metrolinx or any railway entering into an agreement with Metrolinx or any railway assigns or successors as aforesaid may expand their operations, which expansion may affect the environment of the occupants in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual units. Metrolinx will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under these lands."</i></p>
<b>6.0</b>	<b>Utilities</b>
Enbridge Gas Inc.	
6.1	Enbridge gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions.

6.2	Please always call before you dig, see web link for additional details: <a href="https://www.enbridgegas.com/safety/digging-safety-for-contractors">https://www.enbridgegas.com/safety/digging-safety-for-contractors</a>
6.3	Please be advised easement(s) are required for all condominium developments. The applicant will provide the easement(s) to Enbridge Gas at no cost. For more details contact: <a href="mailto:ONTLands@enbridge.com">ONTLands@enbridge.com</a>
<b>7.0</b>	<b>Telecommunication Companies</b>
<b>Bell Canada</b>	
7.1	The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.
7.2	The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.
7.3	<p>The Owner is to provide Bell Canada with servicing plans/CUP at their earliest convenience to <a href="mailto:planninganddevelopment@bell.ca">planninganddevelopment@bell.ca</a> to confirm the provision of communication/telecommunication infrastructure needed to service the development.</p> <ul style="list-style-type: none"> <li>• It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada's existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.</li> <li>• If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.</li> </ul>
<b>Rogers Communications</b>	
7.4	Prior to registration of the plan of Condominium, the Developer/Owner will, at its own cost, grant all necessary easements and maintenance agreements required by those CRTC-licensed telephone companies and broadcasting distribution companies intending to serve the Condominium (collectively, the "Communications Service Providers"). Immediately following registration of the Plan of Condominium, the Developer/Owner will cause these documents to be registered on title.
7.5	Prior to registration of the plan of Condominium, the Developer/Owner will, with consultation with the applicable utilities and Communications Service Providers, prepare an overall utility distribution plan that shows the locations

	of all utility infrastructure for the Condominium, as well as the timing and phasing of installation.
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